

Egremont Housing Committee Minutes

July 14, 2021

Meeting Held at French Park Pavilion

In Attendance:

Committee Members: Joan Goodkind, Fred Gordon, Mark Holmes, Richard Allen, Craig Barnum

Guests: Ken Walto, Berkshire Regional Planning Commission (BPRC), Richard Stanley, CDCSB, Lucinda Vermuelen, BOS, Buzz McGraw, Housing Trust

Meeting called to order by Joan Goodkind at 5:10 p.m.

The June 16, minutes were accepted and approved.

Craig Barnum decided to not renew his membership on the Housing Committee.

Housing Trust

Ideally, the Board will consist of 5-7 members and an active search for additional board members is in progress. Richard Allen continues to pursue LouAnn Harvey for the Board, however, she has not formally accepted. Richard will set a meeting date for Directors of the Housing Trust. Richard reiterated that the Housing Trust is looking to develop housing outside of town owned property, including ADU's.

SK Design

Mark and Fred will reach out to Jim Scalise, ideally in person, to obtain a start date for the project and ensure he addresses Housing Committee questions, such as:

- Housing density, rental vs. ownership, how many ? The answers may be dictated by well, septic and wetlands constraints.
- Concerns regarding emergency vehicle access on a cut de sac.
- Thoughts on adding garages between semi-detached houses
- Traffic count and impact on traffic flow on Route 71.
- Inquire as to other studies SK Design would recommend and the cost associated with each.

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Town Property set aside for Affordable Housing

Mark Holmes and June Goodkind met with Brent Getchell, Construction Manager, Habitat for Humanity (HFH), to tour the site. Mark mentioned HFH would built stick houses, which would be cost competitive with modular homes, based on the donation of labor and materials. Habitat is interested in reviewing the results of the SK Design feasibility study. Financing would come through a network of banks.

Lucinda, mentioned her preference for home ownership and believes the BOS shares this view as well. However, Lucinda believes the goal is to optimize housing which does not rule out a combination of ownership and rental.

Alternate entrances to the property were discussed such as separate access from Route 71, to the Transfer Station via Hillside Cemetery, and from Miller Road. The later action is not viable as there is land at the end of the Road which would need to be purchased (sold for \$500,000 several years ago) and neighbor resistance.

Meeting adjourned at 6:15.

The next meeting is scheduled for August 4, 2021, at 5:00, at Town Hall and via Zoom.

Respectively submitted,
Fred Gordon